


Mayor & City Council
Austin City Hall
301 W. 2nd St.
Austin, TX 78701

Ray Collins
Chair
South Manchaca Neighborhood Plan contact team



September 5, 2019

re: Case #C14-2019-0078; 4511 Vinson Drive

The case manager has scheduled this case for your September 19th meeting. I am requesting a postponement to October 17th for two reasons:

- (1) I will be out of the country. I am the primary speaker for the SMNP contact team
- (2) We have met with some council members, but will be unable to meet with all before September 19th. Our goal is to meet with everyone before the hearing for first reading.

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301 W. 2nd St.
Austin, TX 78701

Adrian de Leon
Managing Member
All Points Construction Services LLC

September 9, 2019

re: Case #C14-2019-0078; 4511 Vinson Drive

Mr. Ray Collins, the Chair for the South Manchaca Neighborhood Plan has requested to postpone the scheduled meeting from September 19th to October 17th.

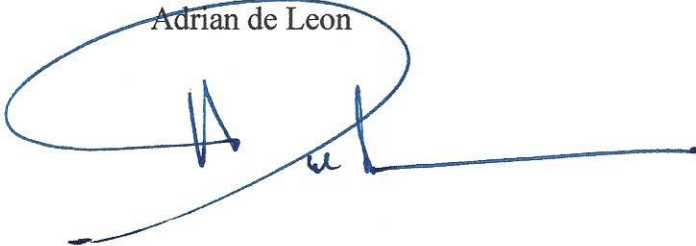
I am requesting a rejection to this postponement for two reasons:

(1) Although Mr. Collins is the primary speaker for the South Manchaca Neighborhood Plan, he is not the organization's only speaker. From the date the meeting was scheduled, he has had 33 days to appoint another one of the many members in the organization to speak on his behalf since he has chosen to travel out of the country during this critical time.

(2) The South Manchaca Neighborhood Plan has had ample time to meet with who they wish. If memory serves me correctly, the South Manchaca Neighborhood Plan postponed meetings with the previously developer for this project multiple times. My team and I have done our due diligence and have met all requirements such as meeting with the South Manchaca Neighborhood Plan twice to address their questions and concerns. Postponing this meeting will do nothing other than create an unnecessary delay.

I strongly urge the Mayor and City Council not to postpone the meeting scheduled for September 19th. If that is not the case, I request the meeting be rescheduled for a more prompt date like October 3rd.

Thank you,
Adrian de Leon

A handwritten signature in blue ink, appearing to be 'Adrian de Leon', written over a large, loopy circular flourish.

Mayor & Council
Austin City Hall
301 W. 2nd St.
Austin, TX 78701

Ray Collins
Chair

South Manchaca Neighborhood Plan contact team

September 11, 2019

re: Case #C14-2019-0078, 4511 Vinson Drive

This is my response to the applicant's letter of September 9th contesting the neighborhood's request for a postponement to your October 17th meeting.

Applicant's (1): As you know from the evidence of your own eyes, ears, memory, and the ATXN archive, I am the only speaker for the SMNP contact team. Over the last three years I have had the time and interest to accumulate knowledge of zoning, transit, drainage and the land development code, all of which will figure into my council presentation. As a practical matter, I will be the only speaker because the length of my presentation will require donated time.

Regarding my "choice" to travel out of the country, I present the following timeline. Last fall my spouse and I decided to make a really big deal of our 40th anniversary. April 21st was our earliest email contact with the people with whom we subsequently decided to stay. I will be glad to show any council member or their staff this email upon request. Also available for inspection is my spouse's canceled check dated May 15th for our non-refundable deposit. This was quickly followed by my purchase of inexpensive non-refundable airline tickets, and lastly by the remaining non-refundable payment in full for our stay. Contrast this with the fact that the zoning case was filed May 20th, notice was mailed June 3rd and received June 5th.

Applicant's (2): SOP is to meet with council members after the Planning Commission hearing, which was August 13th. On August 14th we began making appointments. Some of what I have said to council members individually arose out of the PC hearing and will also be part of my presentation. Council and staff are well aware that the 33 day period mentioned in the applicant's letter of September 9th has no validity in actual practice.

We have met with some of you, and requested meetings with all of you. These requests fall when council and staff are dealing with the budget, the land development code rewrite, and homelessness. On our side, we are the volunteers "designated to be the stewards or advocates" of our neighborhood plan, as per the CoA website. The SMNP contact team Vice-Chair, a person I want with me at every meeting, works 12-hour shifts as an OB nurse. Thus far her available

meeting times have coincided with your important budget meetings, all day work sessions, times when council members are out of town, etc.

The applicant's memory does not serve him well regarding postponements three years ago. I was neither a Southwood Neighborhood Association nor SMNP contact team officer back then, but the former NA officers met with the applicant multiple times and scheduled multiple NA meetings about his proposed development. Since the applicant filed a February NPA for MF2 zoning, PAZ held a July public hearing. The former SNA officers then decided to form the contact team and our first SMNP Chair quickly scheduled two meetings at which the applicant presented. There was a meeting of the former owner and some contact team members at 4511 Vinson Drive. There were uncontested Planning Commission postponements from both sides and one contested postponement granted by council so that contact team members could meet with council and staff.

The applicant is also incorrect in stating that he has met twice with the "South Manchaca Neighborhood Plan." Upon receipt of the applicant's July 2nd request for a meeting, I forwarded that request to the Southwood NA 1st VP in charge of the July 17th SNA meeting and he put them on that meeting agenda. I put them on the agenda of the regularly scheduled July 31st SMNP contact team meeting. Both historically and currently, meetings requested are promptly scheduled.

As regards the July 31st SMNP contact team meeting, long-time neighborhood advocates vacation in July when AISD is closed for the same reasons as do council and staff. Some people were still out of town at the July 31st SMNP contact team meeting and wanted me to postpone, but I asked them to vote by proxy as per our bylaws rather than postpone.